



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C Elefante, Chair
Esther Kia'aina, Vice Chair
Radiant Cordero
Calvin K.Y. Say

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, MARCH 24, 2021
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Eighteenth Proclamation issued by Governor David Ige on February 12, 2021, relating to the COVID-19 pandemic, in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting:

VIEWING THE MEETING AND RESTRICTIONS ON ENTRY

Members of the public will not be allowed into the meeting room, but may view the meeting on a live broadcast. The meeting will be viewable: (1) by internet live streaming through www.honolulucitycouncil.com and http://olelo.granicus.com/MediaPlayer.php?publish_id=92; and (2) by televised live broadcast on Olelo TV Channel 54.

After the meeting, the meeting will be viewable on demand at <http://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822; charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

ORAL TESTIMONY

Oral testimony will be permitted on all items on the agenda, subject to the following restrictions:

1. Persons may submit oral testimony remotely through the Webex video conferencing platform. To participate, persons should visit www.webex.com, click "Join," enter meeting number **187 793 1683** and complete the registration process. Registrants will receive an email that contains links and information on joining the meeting by either phone or video conference. Webex testifiers are strongly encouraged to register at least 24 hours before the start of the meeting. Remote testimony will be taken at the start of the agenda and then closed.

2. Each speaker may not have anyone else read their statement and is limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3826 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting. If submitted, written testimonies, including the testifier's address, e-mail address and phone number, will be available to the public on both the City Council's pilot website: www.honolulucitycouncil.com as well as the City's legacy DocuShare Website. Written testimony will not be accepted in person at the meeting.

Should you have any questions, please call 768-3801 or send an email to quehara@honolulu.gov.

* * * * *

MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" under HRS Section 92-7.5) are accessible at www.honolulucitycouncil.com by clicking on the link for each item on the online agenda for the meeting.

Accommodations are available upon request to persons with disabilities. Please call 768-3801 or send an email to quehara@honolulu.gov at least three working days prior to the meeting.

FOR ACTION

FOR EXTENSION OF TIME ONLY

1. **[RESOLUTION 21-16](#) – SMP / HALEIWA BEACH HOUSE RESTAURANT (2020/SMA-36).** Granting an after-the-fact Special Management Area (SMA) Use Permit (SMP) for renovations to the Haleiwa Beach House restaurant (HBH) on approximately 0.541 acre of land zoned B-1 Neighborhood Business District, located at 62-540 Kamehameha Highway in Haleiwa, and identified as a portion of Tax Map Key 6-2-003: 014. (Applicant: A 6 LLC) (Current deadline for Council action: 5/4/21)

Related communications:

[CC-48](#) Disclosure of Interest Statement submitted by Councilmember Elefante.

[M-203](#) R.M. Towill, submitting a 60-day extension of time request for Resolution 21-16.

FOR ACTION

2. **[BILL 88 \(2020\), CD1](#) – EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN.** Repealing the existing Sustainable Communities Plan for East Honolulu, Chapter 24, Article 4, Revised Ordinances of Honolulu 1990, and to adopt a new Article 4 incorporating the revised East Honolulu Sustainable Communities Plan. (Bill passed Second Reading and public hearing held on 2/17/21)

Related communication:

[CC-117](#) Council Chair Waters, submitting proposed amendments to the East Honolulu Sustainable Communities Plan attached to Bill 88 (2020), CD1.

3. **[RESOLUTION 21-48](#) – REVISION TO THE PIM FOR THE PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA.** Adopting a revision to the Public Infrastructure Map (PIM) for the Primary Urban Center Development Plan Area to add a fire station symbol within the Downtown-Chinatown area. (Transmitted by Communication [D-105](#))

4. **RESOLUTION 20-297 – REVISIONS TO THE PIM FOR THE KO'OLAULOA SUSTAINABLE COMMUNITIES PLAN AREA.** Adopting revisions to the Public Infrastructure Map (PIM) for the Ko'olauloa Sustainable Communities Plan area to add a symbol for a government building at or around parcel TMK 5-4-014: 003.
5. **RESOLUTION 21-61 – SMA / CONSTRUCTION OF A WINDWARD DISTRICT OPERATIONS BASE STATION AND ASSOCIATED IMPROVEMENTS (2020/SMA-53).** Granting a Special Management Area ("SMA") Use Permit for the construction of a Windward District Operations Base Station ("WDOBS") and associated improvements on the mauka side of Mokulua Drive, diagonally across from Kailua Beach Park on an approximately 13,700-square-foot area of land in the P-2 General Preservation District, located at 592 Kaneapu Place, Kailua, Oahu, and identified as a portion of Tax Map Key 4-3-009: 002. (Applicant: Department of Design and Construction) (Transmitted by Communication D-117) (Current deadline for Council Action: 4/27/21)

PROPOSED CD1 TO RESOLUTION 21-61 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2021-0202/3/5/2021 10:31 AM) makes the following amendments:

- A. Separates Condition C.1-4 (relating to minimizing impacts to threatened, endangered, or protected fauna expected to frequent or transit through the Project site) into separate Conditions C through G, and makes amendments to conform to the standard form of such conditions for SMA Use Permit resolutions. Realphabetizes subsequent conditions accordingly.
 - B. Makes miscellaneous technical and nonsubstantive amendments.
6. **RESOLUTION 20-308 – SMP / 47-409 KAMEHAMEHA HIGHWAY (2020/SMA-27).** Granting a Special Management Area (SMA) Use Permit to allow the development of a new single-story, single-family dwelling unit at 47-409 Kamehameha Highway, Kahaluu located in the R-5 Residential District and identified as Tax Map Key 4-7-009: 011. (Applicant: Takami Holdings Corporation) (Transmitted by Communication D-741 [2020]; the CD1 version was referred to Committee on 3/17/21) (Current deadline for Council action: 7/8/21)

[CD1 TO RESOLUTION 20-308](#) – (Approved by the Committee on Zoning, Planning and Housing at its meeting on December 2, 2020) – The CD1 (OCS2020-1181/11/13/2020 1:33 PM) makes the following amendments:

- A. Revises the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-STORY, SINGLE-FAMILY DETACHED DWELLING IN KAHALUU, OAHU."
- B. Revises the first WHEREAS clause, and adds a second WHEREAS clause to clarify the description of the Project.
- C. Revises the fourth WHEREAS clause to provide that the DPP finalized its report and recommendation on November 5, 2020 (instead of October 15, 2020), which is within 45 working days after the close of the public hearing (the Applicant having agreed to an extension of the 20-working day administrative deadline).
- D. Adds November 10, 2020 as the date the Council received the DPP's findings and recommendation by Departmental Communication 741 (2020).
- E. In Condition A, adds that construction of the Project must be in general conformity with the Project as recommended by the DPP in the DPP's findings and recommendation in Departmental Communication 683 (2018), and as depicted in Exhibits A through L, attached to the resolution and incorporated by reference.
- F. In Condition C, clarifies that prior to the issuance of any development permit for the Project, the Applicant is required to submit to the DPP for review and approval revised Project plans, based on the analyses and recommendations of the detailed coastal hazards assessment. Lists the requirements for the revised Project plans as Conditions C.1, C.2, and C.3.
- G. In Condition D, lists the prohibitions against shoreline hardening as Conditions D.1, D.2, and D.3.
- H. In Condition E, clarifies that prior to the issuance of any development permit for the Project, the Applicant is required to submit to the DPP and the ENV for review and approval a trash management plan.

- I. In Condition F, clarifies that the Applicant is required to implement a proactive archeological monitoring program that includes detailed documentation and protocols for managing inadvertently discovered archeological resources.
- J. In Condition G, clarifies the conditions relating to outdoor lighting, lists the requirements as Conditions G.1 and G.2, and moves former Condition I to Condition G.3. Realphabetizes subsequent conditions.
- K. In realphabetized Condition I, lists the requirements for the revised Project plans to reflect correct square footage as Conditions I.1, I.2, and I.3.
- L. In realphabetized Condition J, clarifies that existing trees on the Project site include monkeypod trees and coconut palms.
- M. Makes miscellaneous technical and nonsubstantive amendments.

INFORMATIONAL BRIEFING:

7. ANNUAL REPORT ON THE STATUS OF LAND USE ON OAHU, FISCAL YEAR 2019.

Related communication:

[D-2](#) Department of Planning and Permitting, submitting Annual Report on the Status of Land Use on Oahu, Fiscal Year 2019

8. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS

BRANDON J.C. ELEFANTE, Chair
Committee on Zoning and Planning